

# Housing Bill 2001- Policy Questions



# LET'S DISCUSS WHAT HB2001 MEANS

Housing Bill 2001 (HB2001), also known as the “housing choices” bill, requires jurisdictions to allow for middle housing and was passed by the Oregon Legislature in 2019. The City of West Linn is required to implement the bill through compliance with the associated state administrative rules by **June 30, 2022**.

HB2001 requires the City of West Linn to amend its Community Development Code to accommodate various types of middle housing.

Middle housing is defined in HB 2001 as including duplexes, triplexes, quadplexes (fourplexes), cottage clusters, and townhouses. It is called middle housing because it offers more living units than a single-family house but less than a typical apartment building.

## Middle Housing Types

### Duplexes:

Two dwelling units on a lot, usually in a single building.



### Triplexes and quadplexes:

Three or four dwelling units on a lot, usually in a single building.



### Townhouses:

Homes that are constructed in a row of attached units, each on a separate lot.



### Cottage cluster:

A grouping of smaller homes (maximum building footprint of 900 square feet) that includes a common courtyard.



# THE FUNCTIONS OF THE COMMUNITY DEVELOPMENT CODE



The Community Development Code is designed to provide the standards and procedures governing the use and development of land in the City of West Linn and to implement the goals and policies of the West Linn Comprehensive Plan.

There are chapters in the Community Development Code that go over zoning designations, parking minimums, etc.

Generally speaking, the City's zoning code prescribes what kinds of uses can take place where.

The proposed amendments to the Community Development Code would allow for middle housing to be in the areas whose zoning allows for the development of detached single-family housing.

# PHASES OF ADOPTION



The City is treating the adoption of HB2001 as a two-phase project.

Phase I was *completed June 2021* and was a technical exercise which included a community survey. The outcome was recommended comprehensive plan and code changes to comply with HB2001 as well as some policy questions to address during the public engagement process.

Phase 2 is our public engagement process where we look to receive community feedback on policy choices and programs. That feedback will be used to help determine whether the City adopts the minimum to comply with HB2001 or adopts code language to implement some of the policy choices. The final action of Phase 2 will be adoption of Community Development Code amendments.

# WHAT POLICY QUESTIONS ARE AT PLAY?

The City would like to hear the community's thoughts and feedback on the policy questions in order to work them into proposed amendments to the Community Development Code.

Please view the next 8 policy questions that are up for discussion in the next slides.





# QUESTION 1

Currently, the City requires street improvements (curb, gutter, and sidewalk) to be installed with new housing.

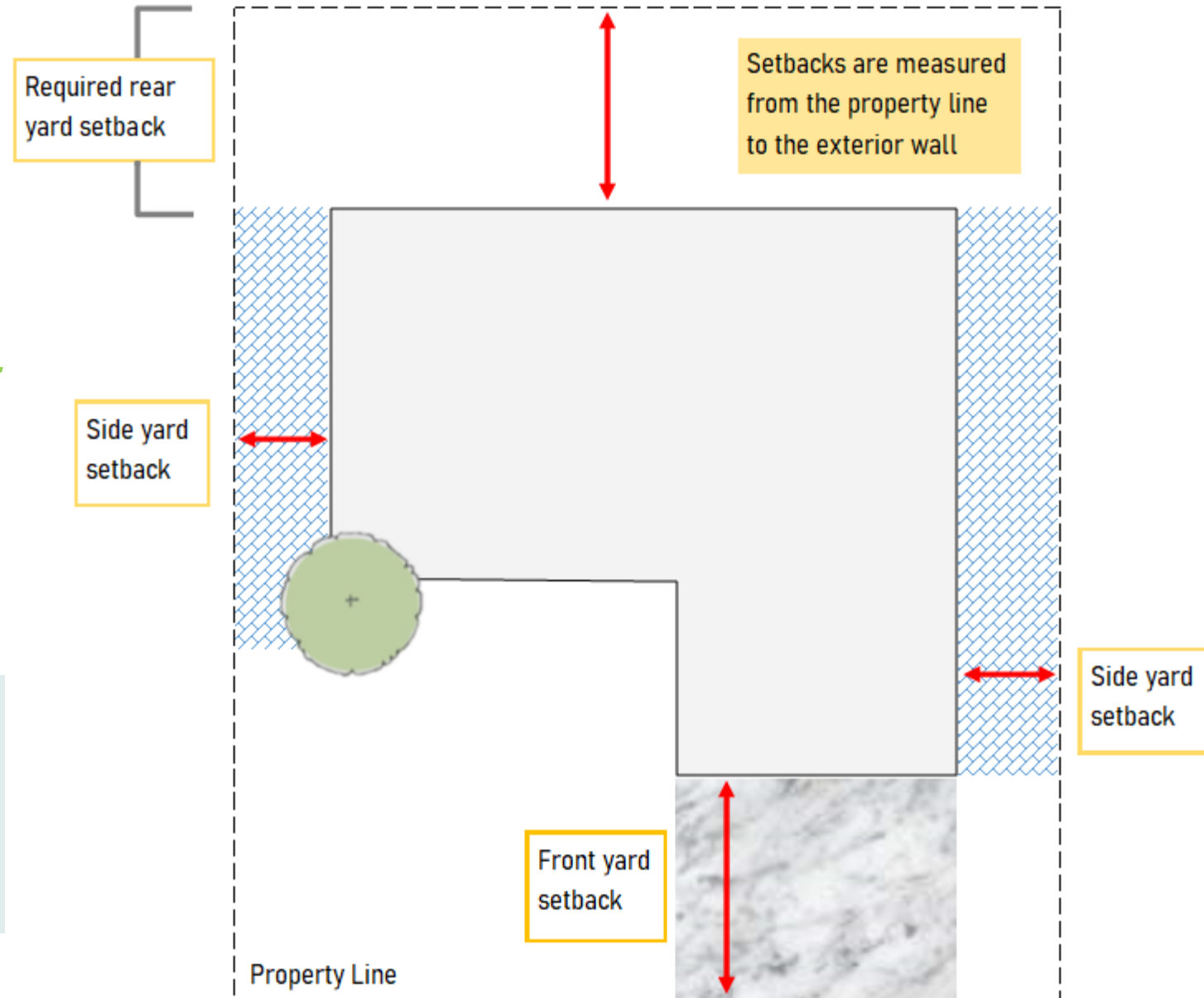
Should the City consider waiving street improvements to encourage the construction of middle housing?



## QUESTION 2

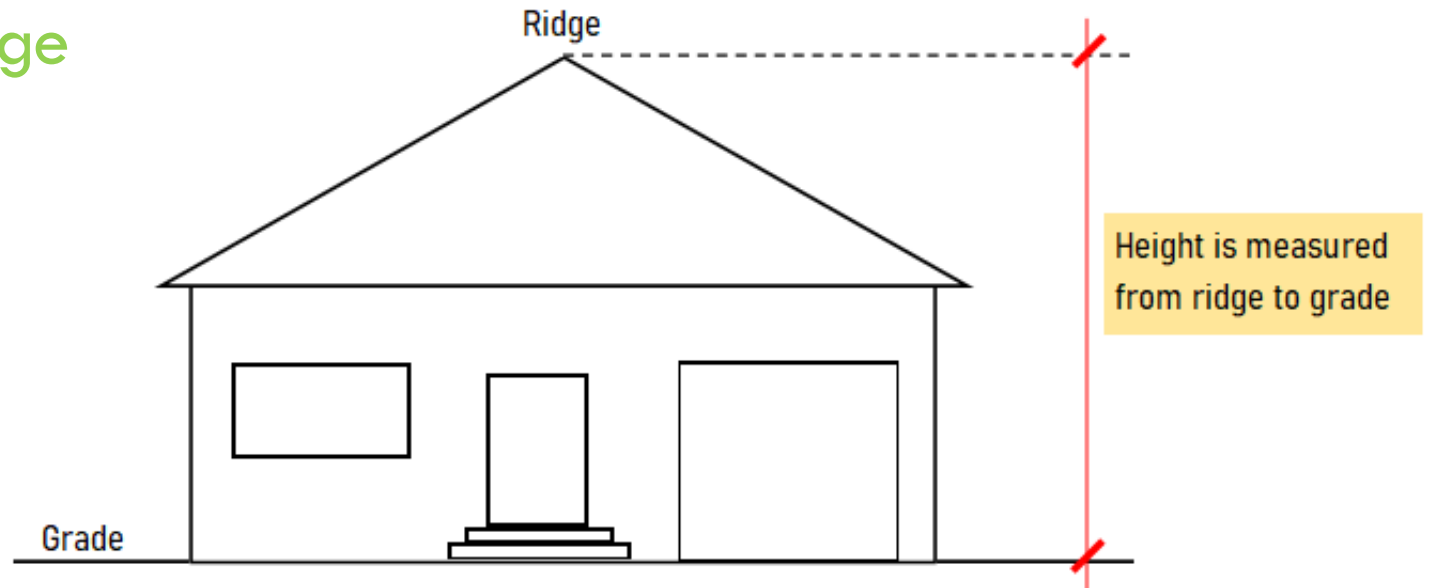
Should the City consider allowing reduced setbacks for middle housing to encourage construction?

Setback- a distance from a property line within which construction of permanent structures is limited or prohibited



## QUESTION 3

Should the City consider allowing increased heights for middle housing to encourage construction?



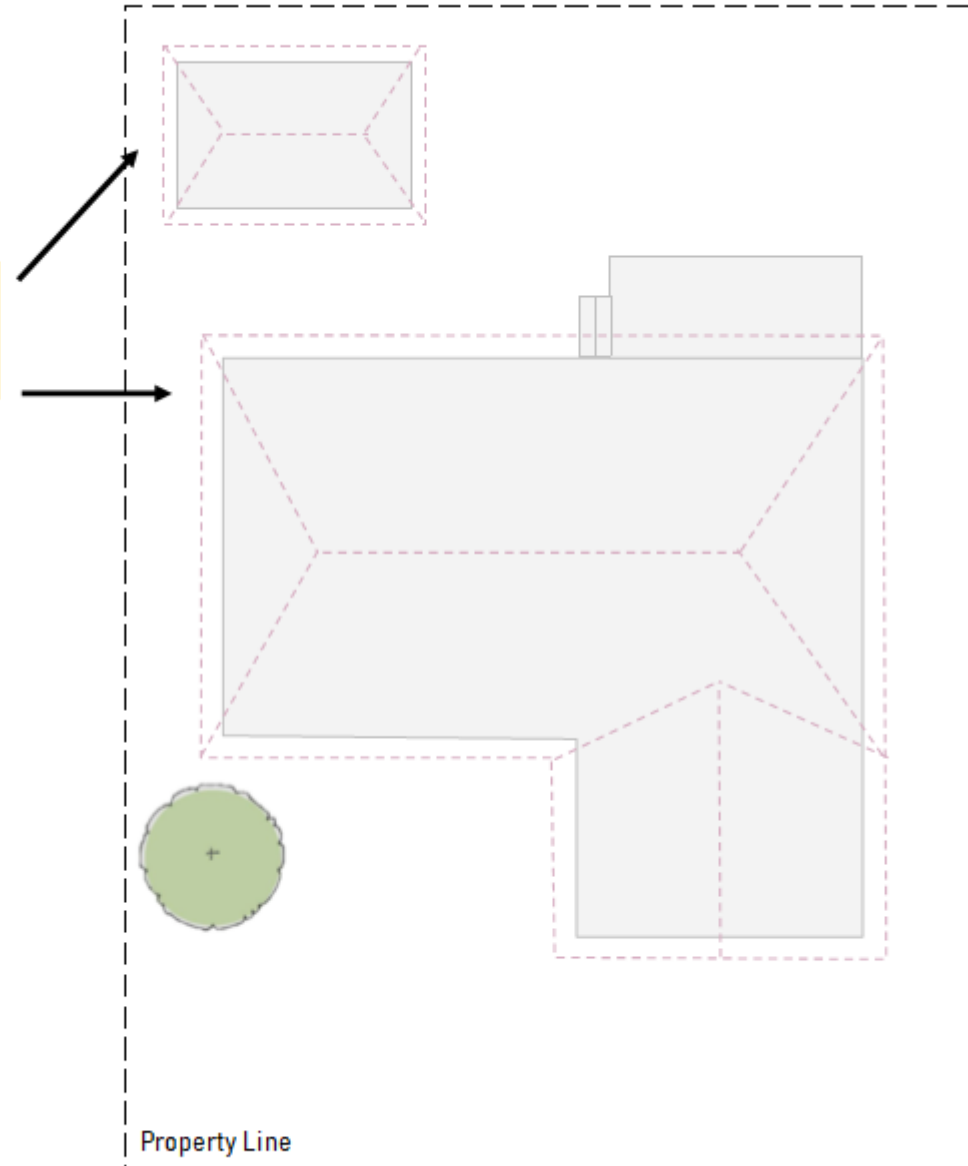


# QUESTION 4

Should the City consider allowing increased lot coverage standards for middle housing to encourage construction?

Lot coverage- the area covered by building(s) expressed as a percentage of the total land area

Include footprints of all principal and accessory structures

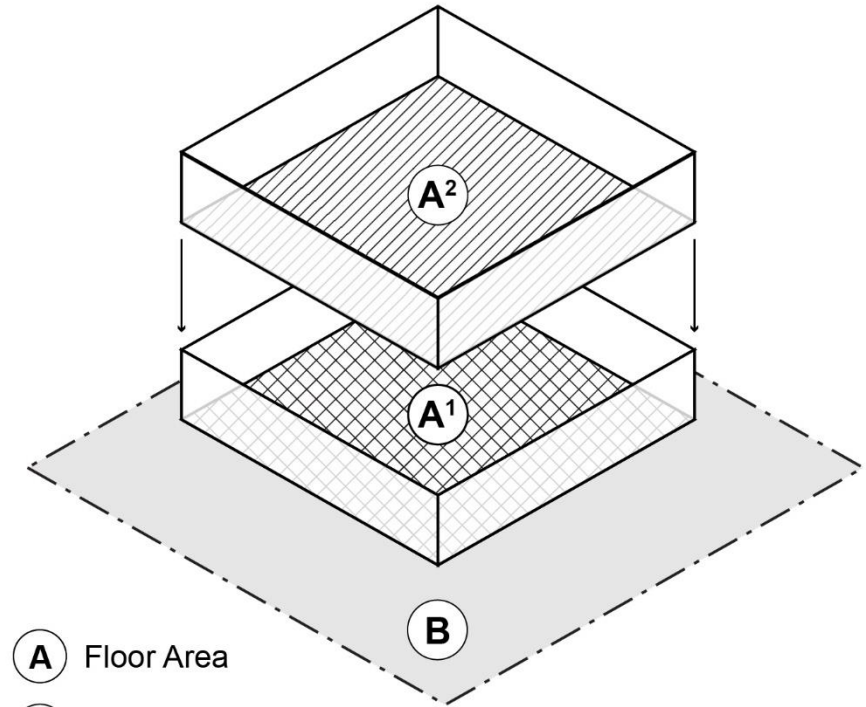


Structures should be counted if they require a building permit

## QUESTION 5

Should the City consider allowing increased floor area ratios for middle housing to encourage construction?

Floor area ratio- the area of habitable space expressed as a percentage of the total land area

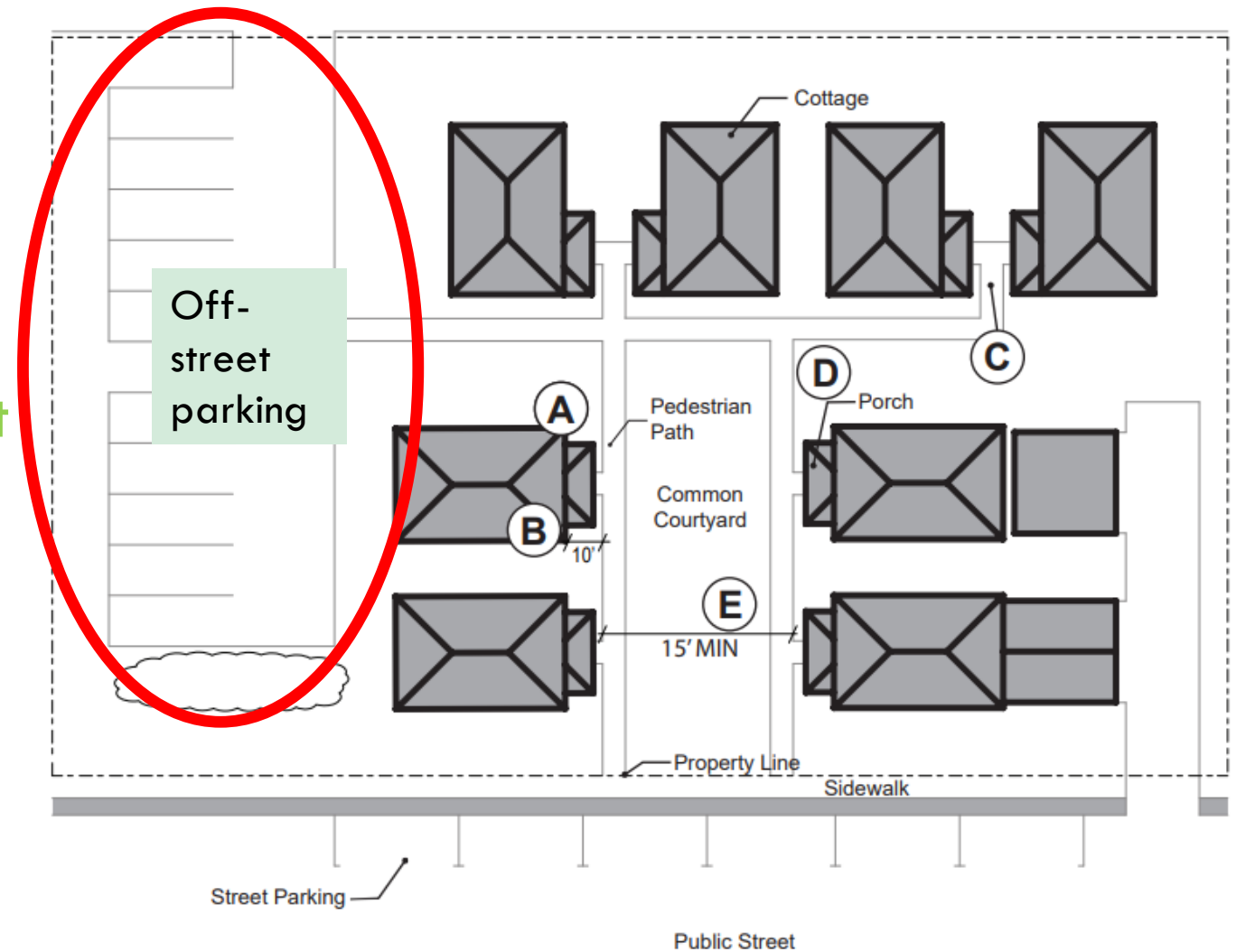


- Ⓐ Floor Area
- Ⓑ Site Area

$$FAR = \frac{A^1 + A^2}{B}$$

## QUESTION 6

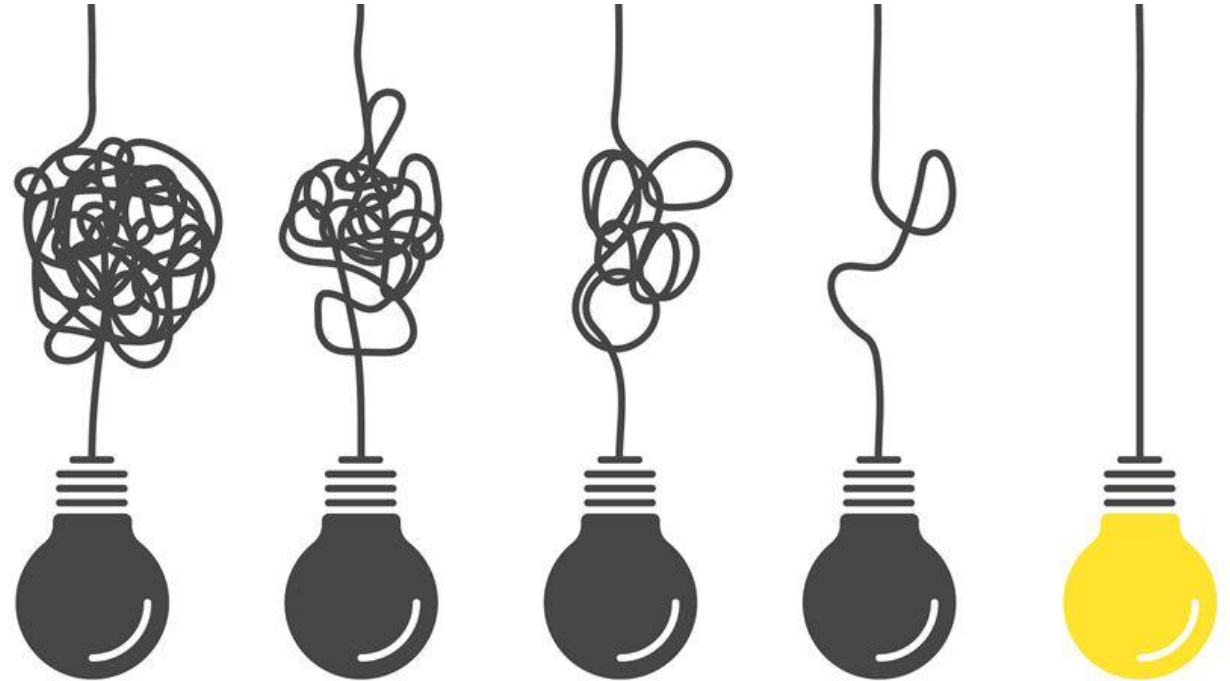
Should the City consider allowing reduced off-street parking requirements if street parking is available adjacent to the middle housing type?



## QUESTION 7

The City is required to allow expedited review of a middle housing type land division as outlined in state statute.

Should the City create an additional expedited process to further streamline the construction of middle housing?



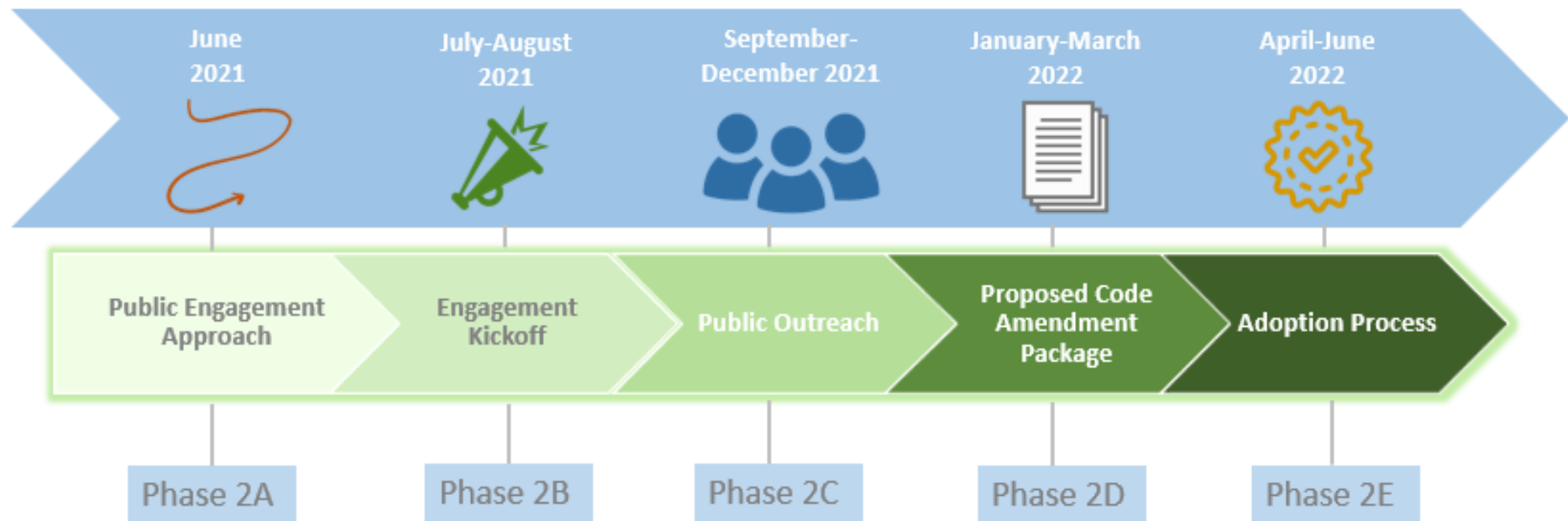
## QUESTION 8

Should the City consider incentives or exemptions (taxes, fees, system development charges, etc.) for middle housing?



# PROJECT SCHEDULE

Please see the timeline for Phase 2, our public engagement phase below:





# THANK YOU

Please visit the City of West Linn's project page on HB2001 for project updates and upcoming events and ways to provide feedback throughout the process:

<https://westlinnoregon.gov/planning/phase-2>

We welcome your comments and questions as we work through the adopting of HB2001. Thank you for taking the time to learn about this project.